



**City Council  
Regular Meeting  
May 18, 2015 @ 6:00 p.m.  
Trinity City Hall Annex**

**Members Present:** Mayor, Jesse Hill; **Council members,** Jack Carico, Jerry Daniels, Linda Gantt, Ed Lohr, and Don Payne.

**Council members arriving late:** Council member Ayers arrived at 6:14 pm

**Council members Absent:** Debbie Frazier and Gene Byerly.

**Others Present:** City Manager, Debbie Hinson; City Attorney, Nick Herman; Assistant Finance Officer, Lisa Beam; Assistant City Clerk, Annette deRuyter; Marc Allred, Interim Planning Director, Marc Allred,; and Public Works Director/Stormwater Administrator Rich Baker; Randolph County Deputy, Eric Wilson; and other interested parties.

**I. Welcome**

Mayor Hill called the meeting to order at 6:01 pm, and welcomed those present to the meeting.

**II. Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance. The Invocation was given by Council member Payne.

**III. Approve and/or Amend Agenda**

Manager Hinson asked that the Agenda be amended to add Item # 10 to break for 15 minutes to allow Council to inspect the maintenance/storage building.

*Council member Gantt made a motion to approve the Agenda to include the amendment as requested. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Frazier absent.*

**A. Action Item Report**

Manager Hinson reviewed the Action Item Report from the May 11, 2015 Meeting. See Attachment "A"

**B. Public Comment**

None

#### **IV. Consent Agenda**

- 1. Approve minutes of the April 09, 2015 City Council Special Meeting**  
*(Annette de Ruyter, Assistant City Clerk)*
- 2. Approve minutes of the April 13, 2015 City Council Pre-Agenda Meeting**  
*(Annette de Ruyter, Assistant City Clerk)*
- 3. Approve minutes of the April 16, 2015 City Council Special Meeting**  
*(Annette de Ruyter, Assistant City Clerk)*
- 4. Approve Minutes of the April 20, 2015 Regular City Council Meeting**  
*(Annette de Ruyter, Assistant City Clerk)*
- 5. Approve Minutes of the April 23, 2015 City Council Special Meeting**  
*(Annette de Ruyter, Assistant City Clerk)*

After discussion between Council members and Interim Planner, Marc Allred in reference to clarification regarding questions on the Special Meeting Minutes, *a motion was made by Council member Ayers to approve the minutes as written. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Frazier absent.*

#### **V. Public Hearings**

- 6. Text Amendments allowing the Land Use Plan to work with the Current Zoning District and remove Open Space Requirements from the Land Use Plan (Items 1-4)**  
*(Marc Allred, Interim Planning Director)*
  - 1. Amendment to Page 91, Rural Residential Land Use.**
    - Removal of open space text.
  - 2. Amendment to Page 92, Mixed Use.**
    - Update to match current zoning.
    - Removal of MF-R – Multi-Family Residential and CS – Community Shopping.
  - 3. Amendment to Page 93, Original Old Town.**
    - This was replaced by a new Old Town District that was amended on September 20, 2011.
  - 4. Amendment to Page 94, Regional Center and Employment Center.**
    - Regional Center; remove MF-R – Multi-family, CS – Community Shopping, R-6 Residential, and NS – Neighborhood Shopping.
    - Regional Center; add R-12 Residential District.
    - Employment Center; remove CS – Community Shopping and NS – Neighborhood Shopping.

Mayor Hill opened the Public Hearing at 6:24 pm. Hearing no comments for or against the Text Amendment changes he closed the public hearing. Upon Closing the Public Hearing Mayor Hill called for Staff Recommendation:

Recommendation from staff is for the approval of the above Text Amendments.

Interim Planner, Marc Allred reviewed The Land Use Plan with Council. He reviewed the purpose the plan that included addressing future growth plans for 5-10 years. The Land Use Plan is a legal guide that is used when a rezoning is considered.

Mr. Allred discussed the recommendations made by Planning Board as shown on the attachments regarding the changes listed above and attached to these minutes. **See (Exhibit 1)**

**7. Text amendment concerning a Map Amendment to the Land Use Plan to consider allowing a new Regional Center at the Hopewell Church Rd/I85 Interchange.**  
*(Marc Allred, Interim Planning Director)*

This is amendment to add a new Regional Center at Hopewell Church Rd/I-85 Interchange. This does not change the current use of your property nor does it change the current zoning of your property. It will allow flexibility for future growth and will allow property owners to have more options if they would like to have their property rezoned.

The Regional Center in the City of Trinity's Land Use Plan could allow for Highway Commercial (HC), Office and Institutional (O&I), Residential Mixed (RM) or Residential District R-12.

*Council member Payne made a motion to adopt the Text Amendments as listed. The motion was seconded by Council member Carico and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Frazier absent.*

**VI. New Business**

**8. Review information regarding Solid Waste and Recycle Contract.**  
*(City Manager)*

Manager Hinson discussed the instructions she received from Council at the May 11, 2015 Pre-Agenda Meeting regarding meeting the current garbage contract and his interest in renewing existing contract for an additional 5 years with no change in the cost.

Mr. Handy wished to continue to serve the City of Trinity and the residents and agreed with no reservations to a five year renewal with no increase in the cost. The current contract will expire at the end of December 2015.

After discussion between Council members, *Council member Payne made a motion to accept the renewal of the Solid Waste and Recycle Contract with Handy's Garbage for an additional 5 years. The motion was seconded by Council member Carico and approved with a vote of 5 ayes and 1 nay with Council members Byerly and Frazier absent.*

## **VII. Code Enforcement Report and Permits Report**

### **9. Review Code Enforcement and Permits Reports** *(Marc Allred, Interim Planning Director)*

Marc Allred, Interim Planning Director presented the Code Enforcement Report. He advised members 15 cases was opened and 11 cases were closed. Mr. Allred discussed the increase in complaints reported regarding overgrown lawns that came with warmer weather.

Council members and Mr. Allred discussed various complaints on the report and how Mr. Allred planned to resolve the complaints.

## **VIII. Business from City Manager and Staff**

Manager Hinson shared with Council the upcoming meeting schedules.

## **IX. Business from Mayor and Council**

Council member Gantt discussed the need to schedule the next Special Meeting. After discussion, it was determined the next meeting date be scheduled for June 04, 2015 at 6:00 pm.

The Agenda was amended to add Item # 10 to allow Council members to visit the new maintenance building for final walk through and acceptance of the building.

The meeting was recessed at 6:45 pm and reconvened at 7:06 pm.

Manager Hinson and Council discussed items to be repaired prior to accepting the building from the builder to include the following:

- Repair concrete apron with cracks
- Check tension on cable located at the entrance door.
- Repair to water heater

*Council member Ayers made a motion to accept the storage/maintenance building when the items on the punch list were completed. The motion was seconded by Council member Payne and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Frazier absent.*

## **X. Adjournment**

*Council member Ayers made a motion to adjourn the May 18, 2015 Meeting at 7:12 p.m. The motion was seconded by Council member Carico and approved unanimously with a vote of 6 ayes and 0 nays with Council members Byerly and Frazier absent.*